

MINUTES OF THE HOWARD COUNTY PLANNING BOARD – January 25, 2007 P.M.

Members Present: Tammy CitaraManis, Chairperson; Vice-Chair; David Grabowski; Linda Dombrowski; Gary Rosenbaum

Members Absent:

DPZ Staff Present: Marsha McLaughlin; Bill Mackey; Lisa Kenney

Pre-Meeting Minutes

The Board discussed changing to the Decision and Order for PB 377 as well as the minutes of 10/12/07 and 11/9/07.

Minutes of 10/12/06 and 11/9/06

On Motion by Mr. Rosenbaum, seconded by Mr. Grabowski, the minutes of October 12, 2006 were approved as amended. Vote: 3 Yea 0 Nay. Ms. CitaraManis abstained from the vote.

On Motion by Ms. Dombrowski, seconded by Mr. Rosenbaum, the minutes of 11/9/06 were approved as amended. Vote: 3 Yea, 0 Nay. Mr. Grabowski abstained from the vote.

Ms. CitaraManis opened the public meeting at approximately 7:00 p.m.

PUBLIC MEETINGS

General Plan Amendment (CB ____-2007) – St. Francis of Assisi Church

Presented By: Bill Mackey
Petition and Location: AN ACT amending the General Plan by adjusting the Planned Service Area boundary of the Master Plan for Water and Sewerage to include a religious facility located on approximately 12.47 acres known with an address of 8300 Old Columbia Road, Fulton, Howard County, Maryland; and generally relating to the 2000 General Plan.
DPZ Recommendation: Approval
Petitioner's Representative: Tim Miller

Mr. Mackey gave a general overview of the Petitioner's request for the subject parcel to be included within the Planned Service Area boundary for water and sewerage. He stated that the parcel did meet the General Plan requirements in order to be included in the Planned Service Area.

Ms. Dombrowski questioned why the entire parcel was being added instead of just what is required and stated her concern regarding development of the property if the Church ever vacated the property. Mr. Mackey explained that the Petitioner is already limited by a conditional use and that the logical boundary was the existing boundary of the parcel.

Mr. Tim Miller of KCI Technologies spoke in support of the amendment stating that proposed church additions will expand into the existing septic field. He explained the need for an extension of the one year time limit to connect to the public water and sewerage is needed for procedural and financial

reasons. He further explained that the church is requesting a 10 year time frame to extend the lines onto the property. The time frame will be necessary in order to seek an extension to the conditional use, complete design, fund raising, plan approval and construction of the Church's addition.

Ms. McLaughlin expressed concern about such a long time frame for connecting public water and sewer. Mr. Miller explained that currently the Church is renting space off-site and must raise the funds for construction from church members.

Mr. John Ruad, church member of 8802 Carl Court, Laurel Maryland, spoke in support of the amendment and asked for extension of time in order to raise the money to complete the project.

Mr. Miller explained that the Church had asked for a conditional use, however the original plan is too small and the special exception has expired so they are starting over with an application for a new conditional use with a new plan and that the addition of a second story is what is driving the need for well and septic.

Mr. Marty Welsh of 6834 Caribbean Court, Columbia, Maryland spoke in support of the amendment stating that with all the population growth in the area due to Maple Lawn Farms and several other developments, there is a need for a faith center. He asked the Board for leniency of the time constraint.

Mr. Matthew Regan, representative from the Archdiocese of Baltimore spoke in support of the amendment and explained that church additions are necessary due to the population increase. He asked for an extension of time explaining that the Archdiocese stipulates the amount of funds the Church must have up front before construction starts, which requires raising funds from Church members.

Motion:

Ms. Dombrowski moved that the boundary of the Planned Service Area be amended to include the parcel of St. Francis of Assisi. Mr. Grabowski seconded the motion.

Discussion:

Mr. Grabowski stated his belief that the Church has met the requirements for the amendment.

Ms. CitaraManis stated that a church is one of the specific uses and that it is near high density housing, which could result in a larger church population.

Mr. Rosenbaum stated that it was consistent with the General Plan.

Vote:

4 Yea 0 Nay. Motion was carried.

Motion:

Mr. Grabowski moved to support the Petitioner's request for an extension of time to complete the connection to the public water and sewerage. Mr. Rosenbaum seconded the motion.

Discussion:

Mr. Grabowski stated that it is difficult for churches because they have to raise funds from members, so they need time to get the funds.

Mr. Rosenbaum stated that a ten year timeframe is not unrealistic as fund raising is a major effort and the site needs a master plan.

Ms. McLaughlin stated that the Board's recommendation should address the Church's request for a 10 year time frame extension and suggested that the time frame could be based on either the general plan amendment date or the approval date of a conditional use.

Ms. Dombrowski stated that she would be more comfortable with the clock starting at the approval of the conditional use.

Ms. CitaraManis asked what the staff would recommend and Ms. McLaughlin stated the Board could defer to the Office of Law.

Amended Motion:

The Board amended the motion to recommend that the 10 year period to complete the connection be based on either the date of the General Plan Amendment or approval of the revised conditional use, whichever the Office of Law decided best meets intent of the General Plan. Mr. Grabowski accepted the amendment to his motion.

Vote:

4 Yea 0 Nay. Motion was carried with amendments.

General Plan Amendment (CB _____-2007) – St. Paul's Evangelical Lutheran Church

Presented By:	William Mackey
Petition and Location:	AN ACT amending the 2000 General Plan by adjusting the Planned Service Area boundary of the Master Plan for Water and Sewerage to include a religious facility located on approximately 3.28 acres with an address of 11795 Scaggsville Road, Fulton, Howard County, Maryland; and generally relating to the 2000 General Plan
DPZ Recommendation:	Approval
Petitioner's Representative:	Pastor Rod Ronnelberg

Mr. Mackey explained that the property is made up of several parcels and that the Church will take steps to combine the parcels once the amendment process is completed, per requirement by the Department.

Mr. Andrew Porter, Civil Design Services, 6123 Holly Ridge Court, Columbia, Maryland, spoke in support of the amendment and stated his concern regarding well and septic issues being experienced by the Church.

Mr. George Mater of 5216 Calmaya Drive, Dayton, Maryland spoke in support of the amendment, stating his concerns for health and safety of Church members due to well and septic issues.

Paster Rod Ronnelberg, 11797 Lime Kiln Road spoke in support of the amendment, stating his concern with the Church's well and septic, as well as the parsonage on the property running out of water. He also stated that the Church has no problem meeting the one year deadline to connect.

Motion:

Mr. Grabowski moved to accept the staff recommendation as written with the one year time frame for completion.

Discussion:

Mr. Grabowski stated that there are public health and safety concerns with the property and that it does meet the criteria of the General Plan.

Mr. Rosenbaum and Ms. CitaraManis stated their agreement with Mr. Grabowski.

Ms. Dombrowski strongly reiterated the public health and safety issues.

Vote:

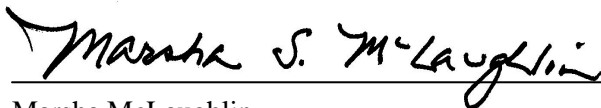
4 Yea 0 Nay. Motion was carried.

Ms. CitaraManis closed the public meeting at approximately 8:20 p.m.

SPECIAL SUBJECTS:

1. The Planning Board signed its Decision and Order for PB 378 and PB 377, with Ms. Dombrowski submitting a Dissenting Opinion.
 2. The Planning Board held a public worksession to discuss changes and updates to its Rules of Procedures.
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THERE BEING NO FURTHER BUSINESS, THE PLANNING BOARD ADJOURNED AT APPROXIMATELY 10:00 P.M.



Marsha McLaughlin
Executive Secretary



Lisa Kenney
Recording Secretary

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